

SOUTH BEND REDEVELOPMENT COMMISSION RESCHEDULED REGULAR MEETING

June 23, 2006

10:00 a.m.

Presiding: Marcia I. Jones, President

227 West Jefferson Boulevard
South Bend, Indiana

1. ROLL CALL

Members Present:

Ms. Marcia Jones, President
Mr. Karl King, Vice President
Mr. William Hojnacki

Members Absent:

Mr. Greg Downes, Secretary
Mr. Hardie Blake, Jr.

Legal Counsel:

Mr. Shawn Peterson, Esq.

Redevelopment Staff:

Mr. Don Inks, Director
Mrs. Cheryl Phipps, Recording Secretary
Mr. Bill Schalliol, Economic Development Specialist
Mr. Timothy Williams, Economic Development Specialist
Mr. Andrew Laurent, Economic Development Specialist
Ms. Jennifer Laurent, Economic Development Specialist
Mr. Nicholas Witwer, Economic Development Specialist

Others Present:

Ms. Pam Paluszewski, Legal Dept.
Mr. Brad Toothaker, CB Richard Ellis
Mr. Shawn Todd, CB Richard Ellis
Ms. Jamie Loo, South Bend Tribune
Ms. Christine Hildreth
Mr. Mark Peterson, WNDU
Ms. Glenda Rae Hernandez
Mr. David Smith
Mr. Marty Wolfson
Mr. Greg Jones
Mr. Phil Panzica, The Panzica Group
Mr. Marcel Lebbin, May, Oberfell & Lorber
Ms. Jennifer Worth
Mr. Todd Gose
Mr. Kent Martindale
Mr. Chad Thorpe
Mr. Lonnie Helter
Mr. Larry Decker
Mr. Jim Shields
Mr. John Quickstad, Blackthorn Golf Club

1. ROLL CALL (CONT.)

Mr. Rick Reid, Blackthorn Golf Club
Mr. Michael Wargo
Mr. Bill Lamie, ADG

Mr. King made a motion that the Revised Agenda be accepted and approved. Mr. Hojnacki seconded the motion and the Commission approved the Revised Agenda dated June 23, 2006.

2. APPROVAL OF MINUTES

3. APPROVAL OF CLAIMS

305 SBCDA 2003 BOND

\$ 1,675.00

324 AIRPORT AEDA

8,265.00

8,621.99

414 SAMPLE EWING GENERAL

55.40

420 FUND TIF DISTRICT-SBCDA GENERAL

754.93

87.00

3. APPROVAL OF CLAIMS (CONT.)

422 FUND WEST WASHINGTON

Ralph Jones Drive Partners, LP	30,000.00
Fitzmaurice Landscaping	150.00

426 FUND MEDICAL DISTRICT TIF

HRP Construction Inc	329,030.08	Portion of Bartlett/Lafayette roadway & sewer reconstruction
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428 FUND AIRPORT 2003 BOND

DLZ Indiana Inc	2,715.00
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619 FUND BLACKTHORN

Meadowbrook Golf Group Inc	8,000.00
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\$ 389,354.40

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission approved the Claims submitted June 23, 2006, and ordered checks to be released

COMMISSION APPROVED THE CLAIMS
SUBMITTED JUNE 23, 2006, AND ORDERED THE
CHECKS TO BE RELEASED

4. COMMUNICATIONS

There were no Communications.

THERE WERE NO COMMUNICATIONS

5. OLD BUSINESS

There was no Old Business.

THERE WAS NO OLD BUSINESS

6. NEW BUSINESS

A. Tax Abatements

- (1) Commission approval requested for Resolution No. 2252 approving an application for real property tax deduction for property located at 4747 W. Cleveland Road in the Airport Economic Development Area. (Tuliptree Associates, LLP/PEI-Genesis, Inc.)

6. NEW BUSINESS

A. Tax Abatements

(1) continued...

Mr. Schalliol gave a combined report for the real and personal property abatements. Tuliptree Associates is in the process of acquiring undeveloped land in South Bend to build a new manufacturing facility for PEI-Genesis, currently located on Bendix Drive. The initial facility will be approximately 142,400 square feet. Tuliptree and PEI have common ownership. The property is Tuliptree's only investment. PEI will use the facility as its main worldwide production facility. PEI will consolidate its North American manufacturing operations in this facility. Over 80% of PEI's revenue will be generated from this facility and will employ more than 40% of PEI's total employees. Products will be made and shipped to all 50 states and to over 50 countries. PEI's core business is the manufacture, assembly, and distribution of electronic components, primarily electronic connectors. The company also designs and manufactures electronic systems, cable assemblies, and specialized connectors and components. The estimated dollar value of the project is \$7,250,000.

PEI will consolidate its North American manufacturing operations in the facility, retaining 140 full-time jobs with an annual payroll of \$3,700,000 and generating 12 new jobs with an annual payroll of \$340,000.

PEI received one previous abatement in 2002 and is current on all reporting requirements. The property is properly zoned for the

6. NEW BUSINESS

A. Tax Abatements

(1) continued...

proposed project. The property is in the Airport Economic Development Area, which is a tax increment allocation area; therefore, the petition for real property tax abatement must first be approved by the South Bend Redevelopment Commission. The project qualifies for eight years of real property abatement and a five-year personal property abatement under the tax abatement ordinance.

Mr. Schalliol noted that the cost of the 8-yr. real property abatement on the \$7,250,000 project is estimated as follows:

	Estimated Taxes Over 8 Yrs
Without Abatement	\$1,882,592
With 8 Yr Abatement	\$818,928
Estimated Cost of 8 Yr Abatement	\$1,063,664

Mr. Panzica, architect for the project, noted that they have worked for PEI on its previous expansion project three and one-half years ago. For this expansion, they looked at sites in Pennsylvania, in the general Midwest, New Carlisle, South Bend, and Mishawaka. The West Cleveland Road property best fits PEI's needs. This facility will be their major manufacturing facility. They have another one in England which they do not intend to relocate. The West Cleveland Road site is a 20-acre parcel. PEI intends for this to be their last move. The building to be

6. NEW BUSINESS

A. Tax Abatements

(1) continued...

constructed will be a quality building of conventional steel structure, pre-cast hard wall, architectural panels, very similar to the buildings constructed by Schafer Gear Works and Citigroup. About 10,000 square feet of the new building will be office and support space for staff. The layout anticipates eventual expansion to maybe 350,000 square feet. The company is a good company with a very low employee turnover rate.

Mr. King commented that this is a terrific project. He asked whether construction will use local contractors and local workers. Mr. Panzica responded that they will be designing and building the facility. The subcontractors will be primarily from this community, seventy percent of the work will go to union trades, and most of the materials will be purchased in the community, except for what cannot be bought locally.

Upon a motion by Mr. Hojnacki, seconded by Mr. King and unanimously carried, the Commission approved Resolution No. 2252 approving an application for real property tax deduction for property located at 4747 W. Cleveland Road in the Airport Economic Development Area. (Tuliptree Associates, LLP/PEI-Genesis, Inc.)

COMMISSION APPROVED RESOLUTION NO. 2252
APPROVING AN APPLICATION FOR REAL
PROPERTY TAX DEDUCTION FOR PROPERTY
LOCATED AT 4747 W. CLEVELAND ROAD IN THE
AIRPORT ECONOMIC DEVELOPMENT AREA.
(TULIPTREE ASSOCIATES, LLP/PEI-GENESIS,
INC.)

(2) **Commission approval requested for Resolution No. 2255 approving an application for personal property tax deduction for property located at 4747 W. Cleveland Road in the Airport Economic**

6. NEW BUSINESS

A. Tax Abatements

(2) continued...

Development Area. (Tuliptree Associates, LLP/PEI-Genesis, Inc.)

Mr. Schalliol noted that the \$3,500,000 request for personal property abatement is broken down into two categories: \$2,300,000 for manufacturing equipment, which is permitted by city ordinance, and \$1,200,000 for logistical, distribution and information technology equipment. That category is allowed under State of Indiana law, but the South Bend ordinance has not been updated to reflect that type of use. So PEI-Genesis will be requesting a special exemption.

Mr. Schalliol noted that the cost of the personal property abatement based on the \$3,500,000 project is estimated as follows:

	Estimated Taxes Over 5 Yrs
Without Abatement	\$304,727
With 5 Yr Abatement	\$104,298
Estimated Cost of 5 Yr Abatement	\$200,428

Upon a motion by Mr. Hojnacki, seconded by Mr. King and unanimously carried, the Commission approved Resolution No. 2255 approving an application for personal property tax deduction for property located at 4747 W. Cleveland Road in the Airport Economic Development Area. (Tuliptree Associates, LLP/PEI-Genesis, Inc.)

COMMISSION APPROVED RESOLUTION NO. 2255
APPROVING AN APPLICATION FOR PERSONAL
PROPERTY TAX DEDUCTION FOR PROPERTY
LOCATED AT 4747 W. CLEVELAND ROAD IN THE
AIRPORT ECONOMIC DEVELOPMENT AREA.
(TULIPTREE ASSOCIATES, LLP/PEI-GENESIS,
INC.)

6. NEW BUSINESS (CONT.)

B. Public Hearing

**(1) Public Hearing on Resolution No. 2245
amending the Airport Economic
Development Area Development Plan.**

Mr. Inks noted that the Public Hearing on Resolution No. 2245 was not properly noticed. Staff requests permission to reschedule the Public Hearing for the Commission's Regular Meeting at 10:00 a.m., July 21, 2006.

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission rescheduled the Public Hearing on Resolution No. 2245 to 10:00 a.m., July 21, 2006.

PUBLIC HEARING ON RESOLUTION No. 2245
RESCHEDULED TO 10:00 A.M., JULY 21, 2006.

**(2) Commission approval requested for
Resolution No. 2245.**

Item 6.B.(2) was tabled until July 21, 2006.

ITEM 6.B.(2) WAS TABLED UNTIL JULY 21, 2006.

C. Opening of Quotes

**(1) For improvements to the golf cart path at
the Blackthorn Golf Course in the Airport
Economic Development Area.**

Mr. Inks noted that three quotes were submitted by the 10:00 a.m. deadline. The quotes were opened and summarized as follows.

6. NEW BUSINESS (CONT.)

C. Opening of Quotes

(1) continued...

	Walsh & Kelly	Rieth Riley	Brooks Construction
Hole No. 7	\$11,250	\$14,000	\$10,990
Hole No. 8 green and No. 9 tee	\$18,900	\$22,000	\$15,100
Hole No. 14 & 15 Cut-Through	\$3,240	\$3,950	\$5,400
Wedge at 18 th Green	\$750	\$2,625	\$1,600
Asphalt curb at 9 th Green, 75 l.f.	(\$12/ft)\$900	\$1,400	\$2,600
Widening various locations totaling 3,200 sft	\$10.75/sft (\$34,400)	\$6.50/sft (\$20,800)	\$30,000
TOTALS	\$69,440	\$64,775	\$65,690

All quotes were signed and conform to the specifications. Additionally, Legal staff asked that all bidders submit an Affidavit of Non-Discrimination prior to awarding the contract.

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission acknowledged receipt of the quotes from Walsh & Kelly, Rieth Riley and Brooks Construction, requesting an Affidavit of Non-Discrimination from each to complete their quote; authorized the Board of Public Works as the Commission's agent to award the bid; and authorized Legal staff to take any necessary actions to finalize the contract with the selected bidder.

COMMISSION ACKNOWLEDGED RECEIPT OF THE QUOTES FROM WALSH & KELLY, RIETH RILEY AND BROOKS CONSTRUCTION, REQUESTING AN AFFIDAVIT OF NON-DISCRIMINATION FROM EACH TO COMPLETE THEIR QUOTE; AUTHORIZED THE BOARD OF PUBLIC WORKS AS THE COMMISSION'S AGENT TO AWARD THE BID; AND AUTHORIZED LEGAL STAFF TO TAKE ANY NECESSARY ACTIONS TO FINALIZE THE CONTRACT WITH THE SELECTED BIDDER

D. South Bend Central Development Area

Mr. Inks asked that Item 6.D.(5) be considered before the remainder of the items in the South Bend Central Development Area. There were no objections.

6. NEW BUSINESS

D. South Bend Central Development Area

- (5) Commission acceptance requested for a Letter of Intent for 101 N. Michigan and Commission owned property to the north of 101 N. Michigan in the South Bend Central Development Area.**

Ms. Laurent noted that Michigan Street, LLC has provided a Letter of Intent which outlines its proposed mixed-use condominium project for 101 North Michigan Street (northwest corner Michigan & Washington Streets), the former American Trust Company Building. The building was listed on the National Register of Historic places in 1985 and is situated in the heart of downtown – at the exact center.

The project envisions the purchase of the Commission-owned parking lot located to the north of the former Señor Kelly's restaurant in order to facilitate a necessary addition to the building at 101 North Michigan Street to accommodate elevators to the upper floors of the building, as required by the building code and ADA standards.

To qualify for Historic Preservation Tax Credits, the project will conform to the Department of Interior's Standards for Historic Rehabilitation. To make the unit economics work, three components must be undertaken: (1) The renovation of the façade to make it attractive and marketable; (2) construction of the addition to address issues of accessibility and placement of mechanicals; and (3) construction of two adjoining multistory buildings, also to the north, to develop critical mass.

6. NEW BUSINESS

D. South Bend Central Development Area

(5) continued...

Staff has reviewed the preliminary project scope and pro formas and asks that the Commission formally accept the Letter of Intent submitted by the Developer. Specific to the renovation of the façade of the building, to the extent that there is a defined public purpose involved, it is suggested that the Commission might assume an easement for the façade in order to invest public dollars in a coordinated effort with the Developer's plans for rehabilitation of the interior of the building. As the developer's design details are being worked out, a refinement of the Commission's participation will come forward simultaneously, including firm project budgets, before contractual obligations are undertaken. It is hoped that a development agreement incorporating acceptable terms can be negotiated and brought back to the Commission for approval at a later meeting. The total project budget for all phases is estimated at 8 to 10.5 million in investment, including underground parking provisions.

The "All American Plaza" is a project that has been much anticipated in downtown South Bend, and to the credit of Mike Wargo and Brad Toothaker, it may come to fruition.

Mr. Toothaker noted that he and Mr. Wargo acquired the bank building earlier this year after much negotiation. They have done their research and believe they have a workable project. They'd like to begin the first of three phases soon.

6. NEW BUSINESS

D. South Bend Central Development Area

(5) continued...

Mr. Hojnacki asked if there was enough parking near the site for their uses. Mr. Toothaker indicated they think the project will support one layer of underground parking.

Mr. Peterson noted that the Commission's acceptance of the non-binding Letter of Intent would indicate preliminary approval of the project and authorize staff to negotiate a development agreement which would be presented at a future meeting. The development agreement would include the specific terms and conditions of the project and the obligations of each party to which the parties agree.

Ms. Jones stated that the project is one of the most exciting things the Commission has seen for that corner and something the Commission has desired for a long time. We'll be really excited to help the project move forward.

Mr. King stated that he cannot think of any single project that would have more impact on the look of the downtown and how long-time residents feel about the downtown. Seeing the building brought back to prominence as part of this project will be tremendous for the downtown.

Upon a motion by Mr. Hojnacki, seconded by Mr. King and unanimously carried the Commission acknowledged receipt of the Letter of Intent related to 101 North

COMMISSION ACKNOWLEDGED RECEIPT OF THE LETTER OF INTENT RELATED TO 101 NORTH MICHIGAN ST. REPRESENTING A BASIC AGREEMENT THAT IS ACCEPTABLE TO BOTH THE PARTIES THAT WILL SERVE AS A FOUNDATION

6. NEW BUSINESS

D. South Bend Central Development Area

(5) continued...

Michigan St. representing a basic agreement that is acceptable to both the parties that will serve as a foundation for negotiating the terms of a development agreement for the site.

FOR NEGOTIATING THE TERMS OF A
DEVELOPMENT AGREEMENT FOR THE SITE

(1) **Commission approval requested for professional architectural services in the South Bend Central Development Area. (101 N. Michigan – American Bank & Trust Company)**

Ms. Laurent noted that staff is presenting a letter agreement for Commission approval proposing professional architectural and design services for restoration of the exterior façade of the former American Bank and Trust Company building at 101 N. Michigan. It is anticipated that a development agreement will be negotiated and signed with the new owners of the historic building, Brad Toothaker and Mike Wargo, that will allow for the complete adaptive reuse of the building. As part of this agreement, the Commission would hold a perpetual easement on the façade and bring public dollars to restore the façade to its former beauty. Bill Lamie of Architecture Design Group (ADG) has been hired by the partners to oversee the design phase and manage the Federal Historic Preservation Tax Credit application process. It is critical that this be coordinated with the exterior work, and therefore ADG's professional services are recommended. The basis of compensation will be 11% of the cost of construction. The

6. NEW BUSINESS

D. South Bend Central Development Area

(1) continued...

contract is divided into phases, the first of which is field measurements and determination of the entire project budget. The Commission will have the opportunity to review the final project budget before proceeding with the construction document preparation phase.

Mr. Peterson asked about ADG's involvement in the bidding process for work on the exterior. Mr. Lamie indicated that ADG understands the Board of Public Works will bid and award the façade work. ADG will be a resource for answering questions about the specifications.

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission approved the request for professional architectural services and authorized staff to negotiate a contract with ADG for the scope of services specified.

COMMISSION APPROVED THE REQUEST FOR PROFESSIONAL ARCHITECTURAL SERVICES AND AUTHORIZED STAFF TO NEGOTIATE A CONTRACT WITH ADG FOR THE SCOPE OF SERVICES SPECIFIED.

(2) Commission approval requested for professional services in the South Bend Central Development Area (Appraisal of 412 S. Lafayette – former Enzyme Research Bldg.)

Mr. Williams noted that the Commission owns the former Enzyme Research property at 312 S. Lafayette. In order to set a disposition price for the property, two appraisals are needed. Four proposals were requested; three were received. Ralph Lauver proposed to do the appraisal for a fee

6. NEW BUSINESS

D. South Bend Central Development Area

(2) continued...

of \$2,750. Jerome Michaels proposed to do the appraisal for a fee of \$2,500. And R.E. Pitts proposed to do the appraisal for a fee of \$2,850. After the proposals were received, the scope of services was changed to determine the value if the property were to be leased. That added an additional \$1,000 to the fee for each proposal. Staff recommends accepting the proposals from Ralph Lauver and Jerome Michaels for a total expenditure not to exceed \$8,000.

Upon a motion by Mr. Hojnacki, seconded by Mr. King and unanimously carried, the Commission approved the request for proposals for appraisal of 412 S. Lafayette Blvd. and accepted the proposals from Ralph Lauver and Jerome Michaels for the scope of services and an amount not to exceed \$8,000.

COMMISSION APPROVED THE REQUEST FOR PROPOSALS FOR APPRAISAL OF 412 S. LAFAYETTE BLVD. AND ACCEPTED THE PROPOSALS FROM RALPH LAUVER AND JEROME MICHAELS FOR THE SCOPE OF SERVICES AND AN AMOUNT NOT TO EXCEED \$8,000

(3) **Commission approval requested for professional services in the South Bend Central Development Area. (Designing a carbon monoxide sensing system for the basement of the Leighton Garage.)**

Mr. Williams noted that during repair of the two exhaust fans in the basement of the Leighton Garage it was noted that there was no carbon monoxide sensing system in that basement. ME Design was asked to submit a proposal to install a sensing system when money becomes available in 2007. Their fee is proposed at \$6,000. The system would automatically turn the fans on and off based on the level of carbon monoxide present.

6. NEW BUSINESS

D. South Bend Central Development Area

(3) continued...

The Staff recommends approval.

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission accepted the proposal from ME Design to install a carbon monoxide sensing system in the Leighton garage for the scope of services and fee proposed.

COMMISSION ACCEPTED THE PROPOSAL FROM ME DESIGN TO INSTALL A CARBON MONOXIDE SENSING SYSTEM IN THE LEIGHTON GARAGE FOR THE SCOPE OF SERVICES AND FEE PROPOSED.

(4) **Commission approval requested for First Addendum to Amended and Restated Agreement between the South Bend Community School Corporation and the South Bend Redevelopment Commission related to the school administration relocation project.**

Mr. Inks explained that the next six months, to the end of 2006, has been defined as a study period for reuse of the former Studebaker Administration Building, most recently used as the school corporation's administration building. If there is no purchaser and agreement by the end of 2006, we would move to the second six-month phase where the city would work with the school corporation to remove the historic designation of the property so that the school corporation could demolish the building. During both six-month periods the city would pay for securing the property and for all holding costs. The city would have the right to remove and preserve any artifacts from the property if the building is set for demolition.

6. NEW BUSINESS

D. South Bend Central Development Area

(4) continued...

Mr. Peterson noted that when the Amended and Restated Agreement was executed, the city did not realize the building was designated as a local landmark. The process outlined in the Addendum to the Amended and Restated Lease is intended to encourage reuse of the building rather than demolish it.

Upon a motion by Mr.Hojnacki, seconded by Mr. King and unanimously carried, the Commission approved the First Addendum to Amended and Restated Agreement between the South Bend Community School Corporation and the South Bend Redevelopment Commission related to the school administration relocation project.

COMMISSION APPROVED THE ADDENDUM TO AMENDED AND RESTATED AGREEMENT BETWEEN THE SOUTH BEND COMMUNITY SCHOOL CORPORATION AND THE SOUTH BEND REDEVELOPMENT COMMISSION RELATED TO THE SCHOOL ADMINISTRATION RELOCATION PROJECT

E. Sample-Ewing Development Area

(1) Commission approval requested for professional services in the Sample-Ewing Development Area (Environmental services for 1217 S. Walnut Street – the former Kokoku Wire Industries site).

Mr. Schalliol noted that staff requested a proposal from Wightman Petrie Environmental to perform a phase one environmental assessment of the former Kokoku Wire Industries site at 1217 S. Walnut St. in order to establish an appropriate disposition price for the property. Wightman Petrie's fee for the assessment is \$2,500. Staff recommends approval.

6. NEW BUSINESS

E. Sample-Ewing Development Area

(1) continued...

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission approved the request for proposal for a phase one environmental Assessment and accepted the proposal from Wightman Petrie Environmental for the scope of services and fee proposed.

COMMISSION APPROVED THE REQUEST FOR PROPOSAL FOR A PHASE ONE ENVIRONMENTAL ASSESSMENT AND ACCEPTED THE PROPOSAL FROM WIGHTMAN PETRIE ENVIRONMENTAL FOR THE SCOPE OF SERVICES AND FEE PROPOSED

F. Airport Economic Development Area

(1) Commission approval requested for professional services in the Airport Economic Development Area (Updating the legal description for the AEDA and Annexation Area # 21)

Mr. Witwer noted that staff sought a proposal from The Abonmarche Group to develop a new legal description for expansion area #21 for the Airport Economic Development Area. The fee proposed is \$800. Staff recommends approval.

Upon a motion by Hojnacki, seconded by Mr. King and unanimously carried, the Commission approved the request for proposal to develop a legal description for Annexation Area #21 and to update the AEDA legal description and to accept the proposal from The Abonmarche Group for the scope of services and fee proposed.

COMMISSION APPROVED THE REQUEST FOR PROPOSAL TO DEVELOP A LEGAL DESCRIPTION FOR ANNEXATION AREA #21 AND TO UPDATE THE AEDA LEGAL DESCRIPTION AND TO ACCEPT THE PROPOSAL FROM THE ABONMARCHE GROUP FOR THE SCOPE OF SERVICES AND FEE PROPOSED

(2) Commission approval requested for Contract for Sale of Land with James Follensbee. (County Mayo Hotel site)

6. NEW BUSINESS

F. Airport Economic Development Area

(2) continued...

Mr. Witwer noted the Contract for Sale of Land for Lot 3 in Blackthorn Corporate Park is completed, selling the lot for \$339,200. County Mayo Irish Inn and Pub will build a 52-unit hotel and restaurant with an estimated \$18,000,000 investment. We expect to close on the property in August, at which time the developer, James Follensbee, will make a detailed presentation to the Commission. Staff recommends approval.

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission approved the final form of the Contract for Sale of Land for Lot 3 in Blackthorn Corporate Park and authorized execution of the documents necessary to complete the sale.

COMMISSION APPROVED THE FINAL FORM OF THE CONTRACT FOR SALE OF LAND FOR LOT 3 IN BLACKTHORN CORPORATE PARK AND AUTHORIZED EXECUTION OF THE DOCUMENTS NECESSARY TO COMPLETE THE SALE

G. South Bend Medical Services District

There was no business in the South Bend Medical Services District.

H. West Washington-Chapin Development Area

There was no business in the West Washington-Chapin Development Area.

I. South Side Development Area

(1) Commission approval requested for Contract for Sale of Land in the South Side Development Area. (505 E. Ireland Road)

6. NEW BUSINESS

I. South Side Development Area

(1) continued...

Mr. Schalliol noted that this is the Contract for Sale of Land and Quit Claim Deed signed by the developers Tyler Glenn and Dan Brekke for the new office project on the northeast corner of Ireland and Fellows. Closing should occur next week.

Mr. King noted this is another great project that we are glad to have move forward.

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission approved the Contract for Sale of Land in the South Side Development Area. (505 E. Ireland Road)

COMMISSION APPROVED THE CONTRACT FOR SALE OF LAND IN THE SOUTH SIDE DEVELOPMENT AREA. (505 E. IRELAND ROAD)

J. Northeast Neighborhood Development Area

(1) Commission approval requested for Resolution No. 2256 transferring property to the Board of Public Works (1340 South Bend Avenue)

Mr. Inks explained that Resolution No. 2256 transfers to the Board of Public Works the property in Fredrickson Park where the former Sears building was located. It is anticipated the Board of Public Works will convey the property to the Boy Scouts of America. As Fredrickson Park was developed the Boy Scouts were also looking for a place to relocate. It worked out well for both parties looking at the nature and environmental education aspects of Fredrickson Park. The Boy Scouts are a natural fit for that type of environment and

6. NEW BUSINESS

J. Northeast Neighborhood Development Area

(1) continued...

the new building they will construct will be a shared use facility with some meeting rooms and lab space to facilitate the mission of Fredrickson Park for the public. The land was acquired for this purpose previously and the Board of Public Works is the appropriate body to convey the property to the Boy Scouts. Approval of Resolution No. 2256 will allow that to move forward.

Mr. King pointed out the huge difference between this outcome for Fredrickson Park and what we were told seven years ago had to be done with it: that the whole sixteen acres needed to be paved over with asphalt with chimneys sticking out of it to burn off the methane gas. He commended the staff for their diligence in working for a different outcome.

Upon a motion by Mr. Hojnacki, seconded by Mr. King and unanimously carried, the Commission approved Resolution No. 2256 transferring property to the Board of Public Works (1340 South Bend Avenue)

COMMISSION APPROVED RESOLUTION No. 2256
TRANSFERRING PROPERTY TO THE BOARD OF
PUBLIC WORKS (1340 SOUTH BEND AVENUE)

K. Douglas Road Economic Development Area

There was no business in the Douglas Road Economic Development Area.

7. PROGRESS REPORTS

Mr. Laurent reported on two demolition projects on Commission-owned property. The Stamping Plant

PROGRESS REPORTS

7. PROGRESS REPORTS (CONT.)

demolition will today drop the 500,000 gallon water tower.

Mr. Laurent also reported that the Board of Public Works awarded a contract for demolition of the former Huckins Tool & Die building to Ritschard Brothers for \$42,000. The Huckins building should be gone by the end of July.

Mr. Inks recapped the significant actions taken at today's meeting: the significant investment being made by PEI-Genesis to construct a 144,000 building in the AEDA, the beginning of the rehabilitation of 101 North Michigan in the SBCDA, the Contract for Sale of Land with County Mayo Irish Inn and Pub, the sale of property for new development at 505 E. Ireland Road, and the shared use facility with the Boy Scouts at Fredrickson Park. This is real progress!

8. NEXT COMMISSION MEETING

The next meeting of the Redevelopment Commission is scheduled for Friday, July 7, 2006 at 10:00 a.m.

NEXT COMMISSION MEETING

9. ADJOURNMENT

There being no further business to come before the Redevelopment Commission, Mr. King made a motion that the meeting be adjourned. Mr. Hojnacki seconded the motion and the meeting was adjourned at 10:45 a.m.

ADJOURNMENT

Donald E. Inks, Director

Marcia I. Jones, President